



# City of Carmel

## CARMEL PLAN COMMISSION AGENDA

**September 21, 2004**

**7:00 p.m.**

**City Hall, 2nd Floor**

**One Civic Square**

**Carmel, IN 46032**

### **Agenda Items**

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**

### **H. Public Hearings:**

**1h. Docket No. 04070034 Z: Traditions on the Monon PUD**

The applicant seeks to rezone approximately 11 acres from R-1/Residence and B-2/Business Classifications to PUD/Planned Unit Development. The site is located northwest of 136th Street and Range Line Road.

Filed by Jim Shinaver of Nelson & Frankenberger for Buckingham Properties, Inc.

**2h. Docket Nos. 04070035 Z and 04070036 DP/ADLS: Monon & Main PUD**

The applicant seeks to rezone approximately 4 acres from B-1/ and B-3/Business Classifications within the Old Town Character Sub-area to PUD-Planned Unit Development and create a live-work development. The site is located at 320 West Main Street.

Filed by Jim Shinaver of Nelson & Frankenberger for Eden Land Company, Inc.

**3h. Docket No. 04070033 DP/ADLS: Medical Office Building**

The applicant seeks approval for a medical office building. The site is located at 10801 North Michigan Road. The site is zoned B-2/Business within the US 431 Overlay Zone.

Filed by Mary Solada of Bingham McHale for BW Partners.

- 4h. Docket No. 04080014 DP Amend: Kite Medical Office Complex, Phase 2**  
The applicant proposes a medical office building. The site is located northeast of 126th Street and US Highway 31, at the 13000 Block of N. Pennsylvania St. The site is zoned B-2/Business within the US 31 Overlay Zone.  
Filed by Paul Reis of Drewry Simmons Vornehm, LLP for Kite Companies.
- 5h. Docket No. 04080015 PP Amend: Heather Knoll Subdivision**  
The applicant seeks to amend the initial primary plat to become 159 total lots on 76.994 acres±. The site is located northwest of 141<sup>st</sup> and Towne Rd. The site is zoned S-1/Residence-ROSO.  
Filed by Dennis Olmstead of Stoepelwerth & Assoc. for Pittman Partners.
- 6h. Docket Nos. 04030047 DP/ADLS and 04030048 Z:  
North Augusta, Sec 1, lots 10pt-11 and Sec 2, Lot 39:  
My Three Sons Ventures, LLC**  
The applicant proposes a retail building development and rezoning lot 39 from S-1/Residence to Business. The site is located southeast of 97th Street & Michigan Rd. The site is zoned B-2/Business and S-1/Residence within the US 421 Overlay Zone.  
Filed by Chris McComas of Advocati, LLC.
- 7h. Docket Nos. 04080046 OA:  
Amendment, Historic Structures & Sites - Warren House**  
The applicant seeks to amend Chapter 7.05.09: *Historic Structures & Sites* of the of the Carmel/Clay Subdivision Control Ordinance.  
Filed by the Carmel Department of Community Services.
- 8h. Docket No. 04080048 Z: Carmel Dr - Range Line Rd Overlay: Rezone**  
The applicant seeks to rezone multiple parcels from I-1/Industrial, B-8/Business, B-8/Business, B-7/Business, B-3/Business, B-2/Business, B-1/Business, R-4/Residence, and R-1/Residence District Classifications to the I-1/Industrial-Carmel Drive-Range Line Rd Overlay, B-8/Business- Carmel Drive-Range Line Rd Overlay, B-8/Business- Carmel Drive-Range Line Rd Overlay, B-7/Business- Carmel Drive-Range Line Rd Overlay, B-3/Business- Carmel Drive-Range Line Rd Overlay, B-2/Business- Carmel Drive-Range Line Rd Overlay, B-1/Business- Carmel Drive-Range Line Rd Overlay, R-4/Residence- Carmel Drive-Range Line Rd Overlay, and R-1/Residence- Carmel Drive-Range Line Rd Overlay District Classifications. The parcels are located along Range Line Rd and Carmel Drive.  
Filed by the Carmel Department of Community Services.
- 9h. Docket No. 04080047 Z: Elliot's Mohawk Place**  
The applicant seeks to rezone 1 parcel from the I-1/Industrial District to the C-1/City Center Zoning Classification. The site is located at the northwest corner of Range Line Rd and Center Dr (126th St).  
Filed by the Carmel Department of Community Services.

**I. Old Business:**

**1i. Docket No. 04050028 DP/ADLS: Walnut Creek Marketplace**

The applicant proposes a retail center. The site is located northeast of 99th Street and Michigan Rd/US 421. The site is zoned B-3/Business and B-2/Business within the US Highway 421 Overlay.

Filed by Mary Solada of Bingham McHale for Duke Realty.

**2i. Docket No. 04050053 DP/ADLS: North Meridian Medical Pavilion (*Tentative*)**

The applicant seeks approval for a medical/office building. The site is located northwest of Old Meridian Street and Meridian Street (US 31). The site is zoned B-3 and B-6/Business, within the US 31 Overlay Zone.

Filed by Tom Eagley of Lauth Property Group.

**3i. Docket No. 04060029 PP: LongRidge Estates**

The applicant seeks to plat a residential subdivision of approximately 180 lots on 127.57± acres. The petitioner also seeks the following subdivision waivers:

**Docket No. 04060030 SW** SCO 7.02 open space requirements

**Docket No. 04060031 SW** SCO 6.04.01 block length

The site is located on southeast of West Rd and 141st Street. The site is zoned S-1.

Filed by Dennis Olmstead of Stoeppelwerth & Associates for Pittman Partners.

**4i. Docket No. 04060032 PP: The Lakes at Towne Road**

The applicant seeks to plat a residential subdivision of approximately 54 lots on 40.39± acres. The site is located on southwest of Towne Rd and 136th St. The site is zoned S-1/Residence-Estate.

Filed by Dennis Olmstead of Stoeppelwerth & Associates.

**5i. Docket No. 04060027 PP Amend: Little Farms Addition, replat of lots 31-33**

The applicant seeks to replat 3 platted residential lots into 9 lots. The site is located northeast of E. 104th St. and Ethel St. The site is zoned R-3/Residence.

Filed by Chris Badger of Badger Engineering for Carmel Development LLC

**6i. Docket No. 04010027 OA:**

**Proposed Chapter 23F: Range Line Road /Carmel Drive Overlay Zone**

The petitioner seeks to add new provisions regarding development standards for properties along portions of Range Line Road and Carmel Drive to the Zoning Ordinance.

Filed by the Department of Community Services.

**J. New Business**

**K. Adjournment**